



FW: Support for Proposed Planned Development Ordinance

Debbie Geaslen to: cr_board_clerk Clerk Recorder

06/13/2013 03:20 PM

Deb Geaslen
San Luis Obispo County
Legislative Assistant
District Four
781-4337

Sent with Good (www.good.com)

----- Forwarded by Debbie Geaslen/BOS/COSLO on 06/13/2013 03:20:40 PM-----

----- Original Message -----

From : "Jerry Rioux" <jerry@sloctf.org>
To : <pteixeira@co.slo.ca.us>, "Adam Hill" <ahill@co.slo.ca.us>, "Bruce Gibson" <bgibson@co.slo.ca.us>, "Debbie Ardno" <darnold@co.slo.ca.us>, "Frank Mecham" <fmecham@co.slo.ca.us>
Cc : <dgeaslen@co.slo.ca.us>, <bpedrotti@co.slo.ca.us>
Sent on : 06/13 10:08:03 AM PDT
Subject : Support for Proposed Planned Development Ordinance

Attached is a letter of support from the Workforce Housing Coalition for the Proposed Planned Development Ordinance that will be on your agenda on June 18, 2013.

The San Luis Obispo County Housing Trust Fund concurs with the WHC position and requests that you also include us as a supporter of the ordinance.

Please call or write me if you have any questions regarding this matter.

Thank you for your time and consideration.

Jerry



Gerald L. "Jerry" Rioux, Executive Director

San Luis Obispo County Housing Trust Fund

71 Zaca Lane, Suite 130, San Luis Obispo, CA 93401

phone: (805) 543-5970; e-mail: jerry@sloctf.org; website: www.sloctf.org



- WHC - PD Ord BOS.pdf



P.O. Box 293, San Luis Obispo, CA 93406
(805) 546-2850

Board of Directors:

June 13, 2013

Dana Lilley – Chair
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Planning & Building*
Jerry Rioux – Vice Chair
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Fund*
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San Luis Obispo Realty
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Charlie Fruit
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Habitat for Humanity
James Patterson
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of SLO*

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Craig Smith
*AIA California Central Coast
Chapter*
Vallerie Steenson
Habitat for Humanity

Delivered via email

Board of Supervisors
San Luis Obispo County
San Luis Obispo, CA 93408

**SUBJECT: WORKFORCE HOUSING COALITION SUPPORTS
PLANNED DEVELOPMENT ORDINANCE**

Dear Chairman Teixeira and Members of the Board:

The Workforce Housing Coalition (WHC) supports the adoption of the proposed Planned Development Ordinance. We believe that adopting the ordinance is critical to the development of housing that is affordable for the county's workforce.

While we support the ordinance's adoption, we continue to have concerns. We hope that you will address them either at this time or in the future. Our primary concerns have related to the ordinance's common open space requirements. Small common areas are rarely used and their added cost can be prohibitive for first time buyers.

We commend the staff for listening to our concerns and working with us. Agreeing to provide the option of using maintenance agreements rather than requiring formal home owners associations was particularly important. This option can reduce costs considerably.

However, we continue to believe that more smaller planned developments should be exempt from the common open space requirements. We specifically request that projects with 10 units or fewer be exempt from the requirements if 1) they are located within half a mile of parks or public open space or 2) each unit has at least 1,000 square feet of private open space.

Thank you for your consideration.

Sincerely,

Jerry Rioux, Vice Chair

C: Brian Pedrotti



Fw: Support for Proposed Planned Development Ordinance

Paul Teixeira to: cr_board_clerk Clerk Recorder

06/14/2013 09:06 AM

Sent by: **Debbie Geaslen**

Paul Teixeira
Supervisor District Four
(805) 781-5450
Fax (805) 781-1350
Email: pteixeira@co.slo.ca.us

----- Forwarded by Debbie Geaslen/BOS/COSLO on 06/14/2013 09:06 AM -----

From: "Jerry Rioux" <jerry@sloctf.org>
To: <pteixeira@co.slo.ca.us>, "Adam Hill" <ahill@co.slo.ca.us>, "Bruce Gibson" <bgibson@co.slo.ca.us>, "Debbie Ardnoi" <darnold@co.slo.ca.us>, "Frank Mecham" <fmecham@co.slo.ca.us>
Cc: <dgeaslen@co.slo.ca.us>, <bpedrotti@co.slo.ca.us>
Date: 06/13/2013 10:09 AM
Subject: Support for Proposed Planned Development Ordinance

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Jerry



Gerald L. "Jerry" Rioux, Executive Director
San Luis Obispo County Housing Trust Fund
71 Zaca Lane, Suite 130, San Luis Obispo, CA 93401
phone: (805) 543-5970; e-mail: jerry@sloctf.org; website: www.sloctf.org



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Delivered via email

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San Luis Obispo County
San Luis Obispo, CA 93408

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Thank you for your consideration.

Sincerely,

Jerry Rioux, Vice Chair

C: Brian Pedrotti



Fw: Planned Development Ordinance - Letter of Support

Nicole Retana to: Annette Ramirez, Catrina Christensen
Cc: Brian Pedrotti

06/14/2013 09:26 AM

History:

Annette/Catrina,

Following are correspondence received by the planner, Brian Pedrotti, for BOS item (Planned Dev. Ord.) on June 18, 2013. Please post these to the web. If you have any questions please feel free to contact myself or the planner(ext: 2788)

Nicole Retana, Secretary
NRetana@co.slo.ca.us



976 Osos Street, Room 300
San Luis Obispo, Ca 93408
805-781-5718

----- Forwarded by Nicole Retana/Planning/COSLO on 06/14/2013 09:23 AM -----

From: Brian Pedrotti/Planning/COSLO
To: Ramona Hedges/Planning/COSLO@Wings
Cc: Nicole Retana/Planning/COSLO@Wings
Date: 06/14/2013 09:19 AM
Subject: Fw: Planned Development Ordinance - Letter of Support

Ramona-

Please see attached letter for the Planned Development Ordinance item on Board on 6/18 to be forwarded to the Board of Supervisors.

Thanks,
Brian

Brian Pedrotti, AICP
San Luis Obispo County
Department of Planning & Building
(805) 788-2788
bpedrotti@co.slo.ca.us

----- Forwarded by Brian Pedrotti/Planning/COSLO on 06/14/2013 09:19 AM -----

From: Christine Rogers <crogers@sloevc.org>
To: "Brian Pedrotti (bpedrotti@co.slo.ca.us)" <bpedrotti@co.slo.ca.us>
Cc: "Dan Lloyd (danrloyd@yahoo.com)" <danrloyd@yahoo.com>, "Leonard Grant (RRM Design Group)" <LJGrant@rrmdesign.com>, "Debbie Rudd (RRM Design Group)" <DLRudd@rrmdesign.com>, "Kris Vardas (PG&E)" <KAV6@pge.com>
Date: 06/14/2013 09:06 AM

Agenda Item Number: 52
Meeting Date: June 18, 2013
Presented By: Christine Rogers
Rec'd prior to the meeting & posted on: June 14, 2013

Subject: Planned Development Ordinance - Letter of Support

Hello Brian,

Thank you for taking the time yesterday to address the proposed Planned Development Ordinance with the Building Design & Construction cluster.

The attached letter of support is forwarded at the request of the Chairs, on behalf of the members.

Please do not hesitate to contact me if I can be of further assistance.

Christine Rogers, LEED AP
Program Manager
Economic Vitality Corporation of San Luis Obispo County
T | 805-788-2015
C | 805.459.2040
F | 805.781.6193
crogers@sloevc.org
www.sloevc.org

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Letter of Support PDO 061413.pdf

ECONOMIC STRATEGY PROJECT

Building Design & Construction

(Project managed by the Economic Vitality Corporation)

<http://www.sloevc.org/slo-county-business/building-design-and-construction.php>

June 13, 2013

County of San Luis Obispo
County Government Center, Room D-430
San Luis Obispo, CA 93408

Attn: San Luis Obispo County Board of Supervisors
Paul Teixeira, Chairman
Debbie Arnold
Bruce Gibson
Adam Hill
Frank Mecham

Re: Planned Development Ordinance

Dear Chairman Teixeira and Board of Supervisors,

On behalf of the Building, Design and Construction (BDC) Cluster of the Economic Vitality Corporation (EVC) Economic Strategy Project, a group committed to the support of a thriving and healthy community of San Luis Obispo County, we urge you to support the proposed Planned Development Ordinance.

We have reviewed the proposed changes, which were refined through multiple work sessions with industry stakeholders, and support these modifications. This collaborative effort to provide additional land use planning flexibility allows for an enhanced level of innovation and creative design, and should result in quality projects that achieve economic, environmental and regional goals.

The intent of the ordinance aligns well with the mission of the Building Design & Construction cluster, to create head of household jobs and housing designed for personal enjoyment, create a sense of place and demonstrate the efficient use of resources.

Please support the recommendation of staff and approve the adoption of the ordinance, as amended by the Planning Commission.

Agenda Item Number: 52
Meeting Date: June 18, 2013
Presented By: Christine Rogers
Rec'd prior to the meeting & posted on: June 14, 2013

April 14, 2013

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Sincerely,



Leonard Grant, Architect

Co-Chair EVC Building Design Cluster



Debbie Rudd, Planner

Co-Chair EVC Building Design Cluster